



## Shelone Road, £120,000

- Very Well Presented Throughout
- Ideal First Time Purchase or Family Home
- Convenient Links to Commuting Routes & Amenities
- Backing onto Forestry
- Excellent Views to the Front
- EPC Rating: D



 3  1  1



## About the property

A Deceptively Spacious, Lovingly Maintained and Well Presented Throughout! This lovely first time purchase or ideal family home is now available for sale with no on going chain in the sought after location of Briton Ferry! Convenient for families looking for attendance to Ysgol Tyle'r Ynn and Ysgol Carreg Hir as well as commuters with links to the M4 corridor, A465, main line train station and bus routes!

The home is approached through a raised footpath through a paved forecourt, with side access available through to an enclosed rear garden, with tiers of patio and lawn! Internally, the property comprises of an entrance hallway with stairs to the mid level landing and doors through to a kitchen diner and the lounge. On the mid level is a double bedroom, the family bathroom and separate w.c. Steps lead up to the first floor with an airing cupboard and the two largest bedrooms.

Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Hall

### Lounge

12' x 11' 5" ( 3.66m x 3.48m )

### Kitchen/Diner

12' x 7' 9" ( 3.66m x 2.36m )

### Landing

### Bedroom 2

12' max x 11' 2" ( 3.66m max x 3.40m )

### Bedroom 1

12' x 11' 6" max ( 3.66m x 3.51m max )

### Bedroom 3

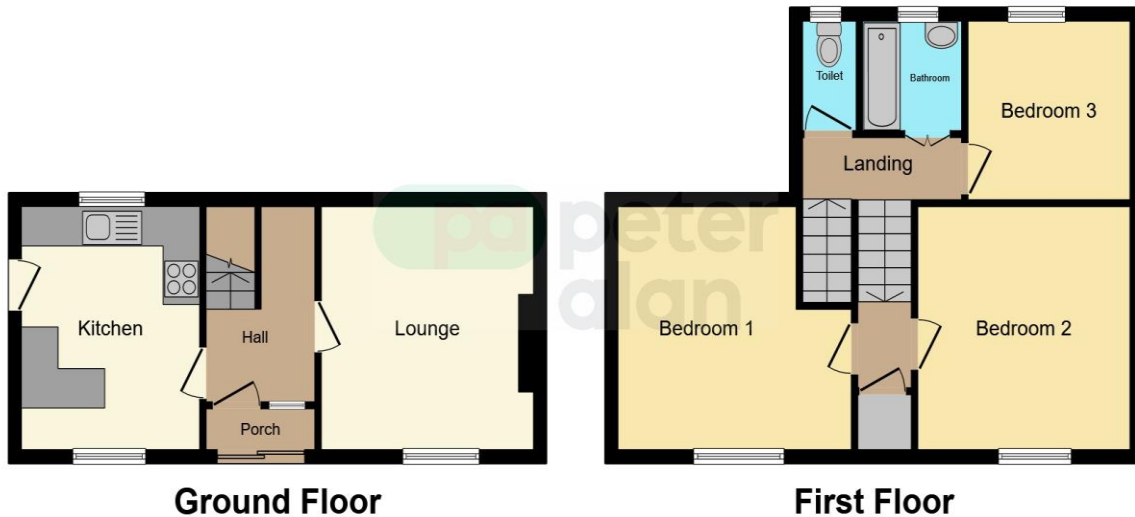
8' 9" x 8' 7" ( 2.67m x 2.62m )

### Bathroom

### Front Garden

### Rear Garden

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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